



## Jays Farm

Hope Bagot, Ludlow, SY8 3AF

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**4 Bedrooms   3 Bathrooms   2 Receptions   12 Acres**

A charming rural bungalow, offering versatile accommodation and 12 acres of land, with the added bonus of planning permission for an additional dwelling.

## Key features

- Tranquil countryside location
- Generous 12-acre plot
- Development opportunity for a new dwelling
- Spacious accommodation within
- Well-equipped kitchen
- Four bedrooms, three of which with en suite bath/shower rooms
- Equestrian facilities including a stable block
- Driveway parking

Freehold / 1,389 sq. ft.





Nestled in the heart of an incredibly tranquil rural countryside, Jays Farm is a remarkable bungalow offering approximately 1300 square feet of pure charm. With four bedrooms, two living rooms, and a delightful kitchen, this property is a true haven of comfort and convenience.

The property has planning permission for an affordable dwelling, accompanied by the installation of a septic tank as part of a revised scheme. Planning reference: 18/02384/FUL.



The property is approached via a spacious driveway that allows parking for several vehicles. From here, an inviting front garden with a patio area surrounded by mature trees leads to the front door via a block paved pathway.



### Sitting room

Inside, you are welcomed by a generous sitting room. Here there is plenty of space for a variety of seating and furniture, and doors lead to the rest of the accommodation.

The central sitting room has sliding doors that open to the beautiful rear garden, creating a seamless connection between indoor comfort and the wonders of nature.





### **Sitting/dining room**

The second sitting room could double as a dining room, presenting a perfect space for intimate gatherings and memorable dinners.

The space has double doors back into the main sitting room, a door to the kitchen, and a beautiful log stove, perfect for those cooler evenings.







## Kitchen

The kitchen features a functional layout with access to the outdoors. The space features a vaulted ceiling, wall and base units and tiling to the splashbacks.

Its well-equipped worksurfaces come complete with plumbing for a washing machine, dishwasher, and a sink that offers an incredible view of the picturesque countryside.



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## Bedrooms

To one side of the property, you'll find two double bedrooms, each boasting its own bath and shower room, ensuring a luxurious and private experience for residents and guests alike.

On the other side of the property, there are two more delightful bedrooms; a spacious double bedroom with its own en-suite shower and loo and a comfortable single bedroom.





## **Gardens and grounds**

Jays Farm is exquisitely situated on a sprawling 12-acre expanse of fields and gardens. Nature enthusiasts will find themselves in awe of the abundant wildlife that graces the property, including birds, rabbits and deer that make frequent visits.



### **Stable block**

On the grounds, there is a stable block that is ideal for those with equestrian interests.



Jays Farm also comes with an incredible bonus - planning permission for the construction of a brand new affordable dwelling within its expansive grounds. This presents an exciting opportunity for additional accommodation for relatives or even a potential development project to explore.

## Services

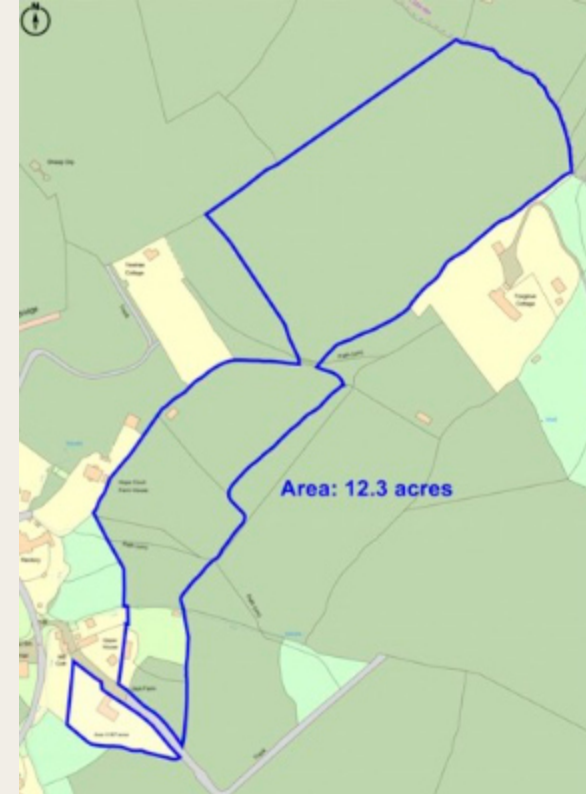
Jays Farm has mains water and electricity, private drainage to a septic tank and oil fired central heating.

Council tax band - C

## Location

Ludlow is a small historical medieval town, once described by Sir John Betjeman as "probably one of the loveliest towns in England". There is a range of activities readily available at the Village Hall, which has a bar and hosts quiz, race and skittles nights, as well as various exercise classes like Pilates and a craft group.

The thriving market town of Ludlow is steeped in history and full of stunning architecture, busy with annual events, notably its fabulous food festivals. The community's reputation for food and drink extends further with excellent restaurants and cafes at your fingertips as well as a range of local independent shops.





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**Approx. Gross Internal Floor Area 1302 sq. ft / 121.00 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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